

Message Text

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PAGE 01 BOGOTA 08487 121608Z
ACTION SNM-02

INFO OCT-01 ARA-14 ISO-00 FBOE-00 A-01 /018 W
-----061432 122342Z /65

R 092204Z SEP 77
FM AMEMBASSY BOGOTA
TO SECSTATE WASHDC 3696

UNCLAS BOGOTA 8487

E.O. 11652: N/A
TAGS: SNAR, CO
SUBJ: LEASE OF OFFICE SPACE FOR NARCOTICS UNIT

REF: STATE 213630

1. FINAL AND BEST OFFER OF UGI BUILDING 20TH FLOOR LANDLORD IS 5 YEAR CONTRACT PAYABLE IN COLOMBIAN PESOS WITH ANNUAL 15 PER CENT ESCALATOR. COST IN PESOS FOR FIRST YEAR IS 873.120 PAYABLE QUARTERLY IN ADVANCE, \$23,732.54 AT PRESENT RATE OF EXCHANGE. TENTATIVE VERBAL AGREEMENT HAS BEEN REACHED TO EXECUTE LEASE EFFECTIVE SEPTEMBER 15, 1977 AS USAID NARCOTICS PERSONNEL MUST VACATE PRESENT SPACE PRIOR TO OCTOBER 1, AND AS THERE IS MUCH WORK TO BE DONE BEFORE SPACE SUITABLE FOR OCCUPANCY. ASKING RENTAL PRICE INCLUDES COST OF 13 CITY TELEPHONE LINES ALREADY INSTALLED WITH OBLIGATION TO PAY MONTHLY CHARGE FOR EACH OF 90 PESOS, A TOTAL OF \$31.80 PER MONTH. POST WILL BE OBLIGED ALSO UNDER TERMS OF CONTRACT TO RETAIN 6 BASEMENT PARKING SPACES AT A MONTHLY COST OF PS. 1,000 EACH, TOTAL IN DOLLARS APPROXIMATELY 163.00. THERE IS ALSO A CONDOMINIUM COST OF 125,000 PESOS PER YEAR, APPROXIMATELY \$3,400 AT THIS MONTH'S RATE OF EXCHANGE. TOTAL FIRST YEAR COSTS IN DOLLARS AT PRESENT RATE OF EXCHANGE ARE SUMMARIZED AS FOLLOWS:

RENTAL OF SPACE	23,732.54
RENTAL OF 6 PARKING SPACES	1,957.05
FIRST YEAR CONDOMINIUM COST	3,397.66

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RENTAL OF 13 CITY DIAL LINES 381.63
TOTAL 29,468.88 DOLLARS

2. APPROXIMATELY TWO THIRDS OF THIS SPACE HAD BEEN RENTED PREVIOUSLY AND CONTAINS MOVABLE PARTITIONS WHICH DIVIDE IT INTO ABOUT 10 SMALL OFFICES. THESE CAN BE USED TO EFFECT FINAL OFFICE CONFIGURATION. COST OF LABOR AND ADDITIONAL

PARTITIONS IS ESTIMATED AT \$10,385. THERE IS AMPLE ELECTRICAL SUPPLY CAPACITY, BUT INSUFFICIENT NUMBER OF OUTLETS. ALSO, ADDITIONAL LIGHTING FIXTURES WILL BE REQUIRED FOR ADEQUATE ILLUMINATION. TOTAL COST OF ELECTRICAL IMPROVEMENTS, ALL MATERIALS OF WHICH CAN BE REMOVED UPON VACTING SPACE, IS ESTIMATED AT \$3,000.

3. SPACE CONSISTS OF 428 SQ. MTRS. OF BARE CONCRETE FLOOR AND 88.5 LINEAR METERS OF UNDRAPPED WINDOWS. POST HAS FIRM PRICE QUOTATION OF \$6,800 FOR CARPETING. ESTIMATED COST OF DRAPES IS \$2,000.

4. IT IS PLANNED TO PROVIDE MAXIMUM POSSIBLE PROTECTION FOR OCCUPANTS OF SPACE AGAINST ARMED ASSAULT BY SPECIAL CONFIGURATION OF BULLET-PROOF PARTITIONS AND INTERVIEW WINDOWS IN THE ENTRANCE AREA. THE ESTIMATED COST OF THESE SECURITY MODIFICATIONS IS \$5,610.

5. COSTS OF HABILITING SPACE FOR OCCUPANCY SUMMARIZED AS FOLLOWS:

ADDITIONAL MOVABLE PARTITIONS (TO WHICH GOVERNMENT WOULD RETAIN TITLE (& LABOR	\$10,385
ADDITIONAL ELECTRICAL OUTLETS & LIGHTING	3,000
CARPETS AND DRAPES	8,800
ENTRANCE SECURITY MODIFICATIONS	5,610
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TOTAL US \$27,795

6. PLEASE ADVISE.
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Message Attributes

Automatic Decaptoning: X
Capture Date: 01-Jan-1994 12:00:00 am
Channel Indicators: n/a
Current Classification: UNCLASSIFIED
Concepts: NARCOTICS, LEASED BUILDINGS
Control Number: n/a
Copy: SINGLE
Sent Date: 09-Sep-1977 12:00:00 am
Decaption Date: 01-Jan-1960 12:00:00 am
Decaption Note:
Disposition Action: n/a
Disposition Approved on Date:
Disposition Case Number: n/a
Disposition Comment:
Disposition Date: 01-Jan-1960 12:00:00 am
Disposition Event:
Disposition History: n/a
Disposition Reason:
Disposition Remarks:
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TAGS: SNAR, CO
To: STATE
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